044.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,500 / 876,500
					USE VALUE:	876,500 / 876,500
					ASSESSED:	876,500 / 876,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172	-174	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAZZA ROBERT/ANGELA/TRUSTEES
Owner 2:	GAZZA TRUST
Owner 3:	
Street 1:	29 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAZZA ROBERT A & ANGELA -
Owner 2:	-
Street 1:	29 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2206 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4941.000	421,900		454,600	876,500
Total Card	0.113	421,900		454,600	876,500
Total Parcel	0.113	421,900		454,600	876,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.33 /Parcel: 397.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31398

GIS Ref

GIS Ref

Insp Date 04/17/18

!3775!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	421,900	0	4,941.	454,600	876,500		Year end	12/23/2021
2021	104	FV	402,800	0	4,941.	454,600	857,400		Year End Roll	12/10/2020
2020	104	FV	403,400	0	4,941.	454,600	858,000	858,000	Year End Roll	12/18/2019
2019	104	FV	313,600	0	4,941.	483,000	796,600	796,600	Year End Roll	1/3/2019
2018	104	FV	313,600	0	4,941.	352,300	665,900	665,900	Year End Roll	12/20/2017
2017	104	FV	294,200	0	4,941.	306,800	601,000	601,000	Year End Roll	1/3/2017
2016	104	FV	294,200	0	4,941.	261,400	555,600	555,600	Year End	1/4/2016
2015	104	FV	262,300	0	4,941.	255,700	518,000	518,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:34:34

LAST REV

Date	Time
05/14/18	14:33:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAZZA ROBERT &	31083-298		1/26/2000	Family		No	No	4	
	13202-430		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	31398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
6/2/2005	Inspected	BR	B Rossignol
6/14/2001	Meas/Inspect	PM	Peter M
11/13/2000	Hearing N/C	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4941		Sq. Ft.	Site		0	80.	1.15	1									454,584						454,600	

Total AC/HA:	0.11343	Total SF/SM:	4941	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,584	Spl Credit		Total:	454,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12597454
Const Adj.:	0.93100190
Adj $ / SQ:	188.691
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611490
Depreciation:	189562
Depreciated Total:	421928

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

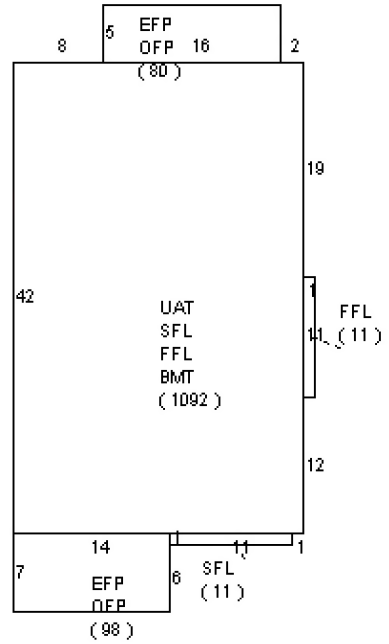
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.69
Special Features:	0	Val/Su Net:	107.44
Final Total:	421900	Val/Su SzAd	191.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,103	188.690	208,126
SFL	Second Floor	1,103	188.690	208,126
BMT	Basement	1,092	56.610	61,815
UAT	Upper Attic	273	75.480	20,605
EFP	Enclos Porch	178	39.590	7,046
OFP	Open Porch	178	23.990	4,271

Net Sketched Area:	3,927			Total:	509,989
Size Ad	2206	Gross Area	4746	FinArea	2206

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc